

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

Mill Lane, Soberton Heath Pasture Land, Agricultural Building and Stables Approx. 9.40 acres (3.80 ha) in All



A modern agricultural Building (2,400ft²), 2 Stables with store set around a fenced yard (0.39 acre) adjoining a block of pasture land (8.76 acres) with a small block of woodland (0.25 acres).
Fenced and with mains water and electricity connected.

Located adjoining the disused railway (Public Bridleway) passing through the heart of the Meon Valley and within South Downs National Park.

Available as a Whole or in 2 Lots

| Lot | Description | Price Guide |
|-----------|--|-------------|
| Lot 1 | Approx. 4.68 acres in all comprising Pasture Land (4.04 acres) with Agricultural Building (2,400ft ²), 2 Stables and Woodland. | £175,000 |
| Lot 2 | Approx. 4.72 acres of Pasture Land. | £125,000 |
| The Whole | | £300,000 |

FREEHOLD FOR SALE - OFFERS INVITED



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LOCATION: See **Location Plan**. Soberton Heath lies approx. 2.5 Miles North East of Wickham off the A32.

DIRECTIONS: From Wickham, travel North on the A32 for approx. 1.4 miles and take the right turn for Soberton Heath along Heath Road. After just over 1 miles turn left onto a dead-end road called Mill Lane as identified on the Site Plan. The Property lies approx. 200m along the lane on the right hand side with a pair of wooden gates.

THE LAND: The Property extends in all to approx. 9.40 acres comprising approx. 8.76 acres pasture, 0.25 acres broadleaved woodland and 0.39 acre yard area.

The Agricultural Land Classification Map indicates the land to be Grade 4. The British Geological Survey indicates the land to be 'Lambeth Group—Clay, Silt and Sand'. The land lies approx. 55 - 65m above sea level.

THE BUILDINGS: Lot 1 - Fenced yard area offering plenty of parking and turning at the property identified hatched black on the Site Plan and is made up of level hard-core and extends to approx. 0.39 acres. The yard is bound by a recently established mixed hedge and a recently erected stock net and two-strand plain wire fence.

Agricultural Building - A 3 Bay steel portal frame building under a corrugated fibre cement roof with six sky lights. Approx. 40ft x 60ft (2400ft²) 12.2m x 18.3m (223.3m²). Concrete panel lower walls and Yorkshire boarding above.

Stables - Block comprising 2 stables (each approx. 11ft 6in x 12ft internally) and interconnecting tack room (6ft x 12ft). Dark stained timber construction under a corrugated fibre cement pitched roof. On a concrete pad.

THE WOODLAND: Approx. 0.25 acres woodland in Lot 1 consisting of mainly Ash with some Oak.

BOUNDARIES: Lots 1 and 2 are bound by a combination of recently erected stock net fencing wooden posts and two strands of plain wire above and sections of mature mixed hedge.

PUBLIC RIGHTS OF WAY: None cross the property.

HORSE RIDING: The 'Meon Valley Rail Path' Bridleway passes close by as indicated on the **Site Plan** and extends 5 miles to the north to Warnford and 4 miles to the south at Wickham. The largest remaining fragment of the Forest of Bere shown as West Walk on the **Location Plan** (approx. 865 acres) is located 0.5 miles to the south, accessible via the bridleway. Horse riding within this woodland owned by the Forestry Commission is available by permit, see www.tollrides.org.uk.

SERVICES: Water is available via a sub-meter at the approximate points marked W on the northern boundary for Lot 1 and 2 on the **Site Plan**. Lot 1 - Electricity is to be connected to the Agricultural Building via a transformer installed at the entrance to Lot 1. Lot 2 will have the right to connect to the transformer for an electricity supply. 3 Phase electricity available. A Portsmouth Water pipeline is laid through Lot 1 as identified approximately on the **Site Plan** and by marker posts on site.

ARTICLE 4 DIRECTION: The land is subject to an 'Article 4 Direction' dated June 2014. This requires that planning permission is applied for any fence/wall/enclosure works to be carried out on the land. The Vendor has achieved the necessary planning permission for all the existing fencing and gates. Please contact Messrs Giles Wheeler-Bennett for further details or copy of this.

PLANNING: The land lies within the South Downs National Park who act as agents for the Local Planning Authority of Winchester City Council and is currently zoned as Countryside where policies generally protect against development apart from agricultural or equestrian. The planning applications below have been achieved on the property. Further details are available from the SDNP website stated below. Please contact Messrs Giles Wheeler-Bennett for copies if you require.

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|---------------------------|---|
| 2018 - SDNP/18/01402/CND | - Variation of condition 8 of planning permission SDNP/17/02684/FUL. |
| 2016 - SDNP/16/03853/FUL | - Construction of one stable building and fencing for equestrian use. |
| 2015 - SDNP/15/04798/NMA | - Minor amendment to planning permission SDNP/15/03642/APNB. |
| 2015 - SDNP/15/03642/APNB | - Agricultural fodder and machinery store. |
| 2015 - SDNP/15/01920/FUL | - Erection of stock-proof fencing. |

DEVELOPMENT UPLIFT: There is an existing covenant on the Property in which the previous owner has retained a 50% interest in any increase in value if it is used for any dwelling or building for commercial use. This expires on 12th July 2020 (2 years). **Therefore, this covenant does not affect the use of the land for equestrian or agricultural purposes.**

SOUTH DOWNS NATIONAL PARK: The Property is set within South Downs National Park as outlined in yellow on the **Location Plan**. South Downs National Park, North Street, Midhurst GU29 9DH. Tel: 01730 814810. www.southdowns.gov.uk. The South Downs National Park Authority deals with all planning enquiries.

LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. <http://www.winchester.gov.uk/>

VIEWING: Please proceed unaccompanied and on foot only during daylight hours, taking a set of these sales particulars with you.



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